



# Travis County Commissioners Court Agenda Request

**Meeting Date:** January 3, 2012

**Prepared By:** Paul Scoggins **Phone #:** 854-7619

**Division Director/Manager:** Anna Bowlin, Division Director of Development Services

Handwritten initials, possibly "AB", in the right margin.

**Department Head:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Huber, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on a request to authorize the filing of an instrument to vacate a .029 acre section of Lynnbrook Drive as dedicated by separate instrument recorded at Volume 3651, Page 860 – Precinct Three.

## **BACKGROUND/SUMMARY OF REQUEST:**

TNR staff has received a request to vacate a .029 acre section of the Lynnbrook Drive right-of-way (ROW). The right-of-way was dedicated by separate instrument recorded at Volume 3651, Page 860. The .029 acre section is part of an old cul-de-sac that was never used. Lynnbrook Drive is now a through street.

This section of Lynnbrook Drive is located along the south ROW line of Lynnbrook Drive starting at the northeast corner of Lot 114, Block A of the Bauerle Ranch subdivision and going east. This section of ROW is accepted for maintenance by Travis County.

The utility companies known to be operating in the area have stated that they have no objection to vacating the subject right-of-way. The City of Austin has also signed off on this request. As of this memorandum staff has not received, nor foresees, any opposition to this request.

## **STAFF RECOMMENDATIONS:**

The request has been reviewed by TNR staff and staff finds the vacation request meets all Travis County standards. As such, TNR staff recommends vacating the subject easement.

## **ISSUES AND OPPORTUNITIES:**

According to the request letter, the property owner/developer would like to include this section of right-of-way as part of a proposed plat. The proposed plat is currently under review by the City's and County's joint Single Office and is to be called the Reserve at Lynnbrook.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A.

**ATTACHMENTS/EXHIBITS:**

- Order of Vacation
- Field Notes and Sketch
- Request Letter
- Utility Statements
- Sign Affidavit and Pictures
- Maps

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services	854-7561

**CC:**

Stacey Scheffel	Program Manager	TNR Permits	854-7565

**SM:AB:ps**  
**1101 - Development Services - Lynnbrook Drive**

**ORDER OF VACATION**

**STATE OF TEXAS           §**

**COUNTY OF TRAVIS       §**

WHEREAS, the property owner requests the vacation of a .029 acre section of Lynnbrook Drive dedicated by separate instrument and recorded in Volume 3651, Page 860 of the Travis County Plat Records;

WHEREAS, the utility companies known to be operating in the area have indicated that they have no objection to the vacation of the right-of-way as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the right-of-way easement as described in the attached field notes and sketch;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on January 3, 2012 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the .029 acre section of Lynnbrook Drive dedicated by separate instrument and recorded at Volume 3651, Page 860, as shown on the attached sketch and described in the attached field notes, is hereby vacated.

ORDERED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

\_\_\_\_\_  
SAMUEL T. BISCOE, COUNTY JUDGE

\_\_\_\_\_  
COMMISSIONER RON DAVIS  
PRECINCT ONE

\_\_\_\_\_  
COMMISSIONER SARAH ECKHARDT  
PRECINCT TWO

\_\_\_\_\_  
COMMISSIONER KAREN HUBER  
PRECINCT THREE

\_\_\_\_\_  
COMMISSIONER MARGARET GOMEZ  
PRECINCT FOUR

**BEING A 0.029 ACRE TRACT OF LAND LOCATED IN THE WALKER WILSON SURVEY NO. 2, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LYNNBROOK DRIVE AS DEDICATED TO TRAVIS COUNTY BY DEED RECORDED IN VOLUME 3651, PAGE 860, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.029 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with cap found in the south right of way (ROW) line of said Lynnbrook Drive for the northwest corner of the herein described tract, same being the northwest corner of a called 11.580 acre tract conveyed to Boyce R. Brown and described in Document Number 2000053188, of the Official Public Records, Travis County, Texas, and also being the northeast corner of Lot 114, Block A, Bauerle Ranch, a subdivision of record in Document No. 200100379, Official Public Records, Travis County, Texas;

**THENCE** leaving the north line of said 11.580 acre tract, same being the south line of Lynnbrook Drive, and crossing through Lynnbrook Drive, the following two (2) courses and distances:

1. with the arc of a curve to the right, a distance of 68.81 feet, through a central angle of  $12^{\circ}00'09''$ , with a radius of 328.46 feet, and whose chord bears  $S86^{\circ}22'24''E$ , a distance of 68.68 feet to a 1/2 inch iron rod with cap set, and
2.  $S80^{\circ}22'20''E$ , a distance of 22.20 feet to a 1/2 inch iron rod with cap set in the south line of Lynnbrook Drive, same being the north line of said 11.580 acre tract, said iron rod with cap set being the easternmost corner of the herein described tract of land, from which a 1/2 inch iron rod found in the south line of Lynnbrook Drive bears, with the arc of a curve to the right, a distance of 4.17 feet, through a central angle of  $08^{\circ}49'01''$ , with a radius of 27.13 feet, and whose chord bears  $S80^{\circ}22'20''E$ , a distance of 4.17 feet;

**THENCE** with the south ROW line of Lynnbrook Drive, same being the north line of said 11.580 acre tract, and also being the south line of the herein described tract of land, the following two (2) courses and distances:

1. with the arc of a curve to the left, a distance of 24.11 feet, through a central angle of  $50^{\circ}55'27''$ , with a radius of 27.13 feet, and whose chord bears  $S69^{\circ}45'26''W$ , a distance of 23.33 feet to a 1/2 inch iron rod found, and

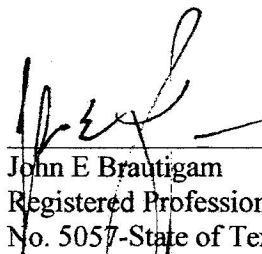


2. with the arc of a curve to the right, a distance of 79.13 feet, through a central angle of  $89^{\circ}31'51''$ , with a radius of 50.00 feet, and whose chord bears  $N76^{\circ}45'35''W$ , a distance of 70.42 feet to the **POINT OF BEGINNING** and containing 0.029 acre of land more or less.

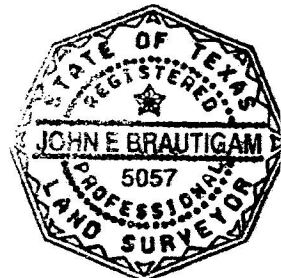
**BEARING BASIS:** Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during October 2011, and is true and correct to the best of my knowledge and belief.

October 04, 2011

  
\_\_\_\_\_  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057-State of Texas

Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745



TCAD PARCEL ID: 04 3137

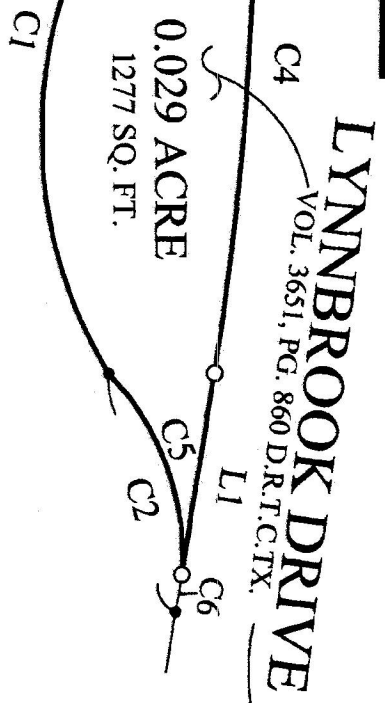
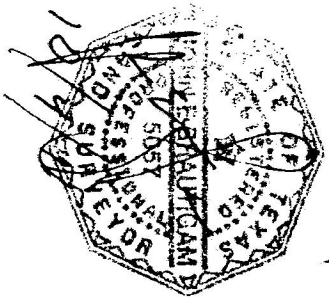
AUSTIN GRID: E-13

0.029 ACRE TRACT  
 WALKER WILSON SURVEY NO. 2,  
 TRAVIS COUNTY, TEXAS  
 OCTOBER 2011

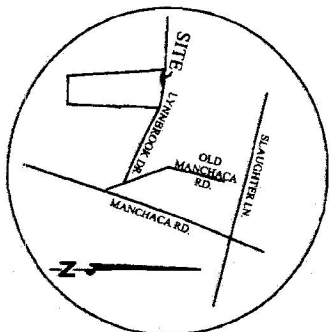


POB

BAUERLE RANCH  
 DOC. NO. 200100379  
 O.P.R.T.C.TX  
 LOT 114  
 BLOCK A



(11,580 ACRES)  
 BOYCE R. BROWN  
 DOC. NO. 2000053188  
 O.P.R.T.C.TX



LOCATION MAP  
 NOT TO SCALE

- LEGEND**
- 1/2 INCH IRON ROD WITH DELTA SURVEY CAP SET
  - 1/2 INCH IRON ROD FOUND
  - ⊕ 1/2 INCH IRON ROD WITH CAP FOUND
  - D.R.T.C.TX DEED RECORDS, TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
  - POB POINT OF BEGINNING

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	50.00'	79.13'	70.42'	N 76°45'35" W	89°31'51"
C2	27.13'	28.29'	27.02'	N 74°09'57" E	59°44'28"
C4	328.46'	68.81'	68.68'	S 86°22'24" E	12°00'09"
C5	27.13'	24.11'	23.33'	S 69°45'26" W	50°55'27"
C6	27.13'	4.17'	4.17'	S 80°22'20" E	08°49'01"

LINE	BEARING	DISTANCE
L1	S80°22'20"E	22.20'

BEARING BASIS: TEXAS STATE PLANE  
 COORDINATE SYSTEM (CENTRAL ZONE)  
 NAD83/HARN

**Delta Survey Group Inc.**  
 8213 Brodie Lane Ste. 102 Austin, TX 78745  
 office: (512) 282-5200 fax: (512) 282-5230  
 WWW.DELTASURVEYGROUP.COM

QUAD OAK HILL  
 PROJECT WATERLOO LYNNBROOK DR  
 DWG. COA ROW.dwg

© 2011 Delta Survey Group, Inc.



P.O. Box 27335  
Austin, Texas 78755

Tel: 512-346-3482  
Fax: 512-346-6239

November 10, 2011

Via Hand Delivery

Mr. Paul Scoggins  
Engineering Specialist  
Travis County Transportation and Natural Resources  
411 West 13<sup>th</sup> Street, 8<sup>th</sup> Floor  
Austin, Texas 78701

**RECEIVED**

**NOV 10 2011**

**TRAVIS COUNTY - TNR  
PERMITS DEPARTMENT**

Re: Vacation of Right-of-Way Request - .029 acres of land on Lynnbrook Drive,  
Austin, Travis County, Texas, 78748

Dear Mr. Scoggins:

Please accept this letter as our request for the Vacation of .029 acres of Right-of-Way on Lynnbrook Drive. The property appears to have at one time been for a cul-de-sac. However Lynnbrook Drive is constructed as a through street and it does not appear that a cul-de-sac would be warranted in the future. We are processing a preliminary and final plat (Case Number C8J-2011-0107, Case Manager Michael Hettenhausen) for property adjacent to Lynnbrook Drive and the having this portion of the ROW vacated would allow for a more fluid development of single family lots.

Enclosed with respect to our request you will find the following information:

1. Metes and Bounds description and sketch of the .029 acre tract.
2. Copy of the proposed Final Plat for the Reserve at Lynnbrook, a proposed subdivision in Travis County. The .029 tract is adjacent to Lots 29 and 30 on the plat.
3. Letter from Boyce Brown, Trustee of the property adjoining the .029 acre tract of ROW. Note that this is the property currently in the platting process, and is under contract for purchase by Waterloo Development, Inc.
4. Letters agreeing to the Vacation from Texas Gas Service, Austin Energy, AT&T, Time Warner, Austin Water/Wastewater, and the City of Austin (Joe Almazan for ETJ Purposes).

With this submittal we are paying the fee of \$680.00. Should you have any questions or need any additional information regarding our request, do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Blackburn", is written over a horizontal line.

Chris Blackburn  
President

4-29-69 ERS:12

4430-6953- 3918 0 129

16-0416  
3-1

THE STATE OF TEXAS )  
                          )  
COUNTY OF TRAVIS )

KNOW ALL MEN BY THESE PRESENTS:

That I, R. T. HERNLUND, of Travis County, Texas, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by the COUNTY OF TRAVIS, the receipt and sufficiency of which is hereby acknowledged, have GIVEN, GRANTED AND CONVEYED, and by these presents do GIVE, GRANT AND CONVEY, unto the said TRAVIS COUNTY, and its successors, an easement for roadway and right-of-way purposes in, over and across the following described property:

Located and being in Travis County, Texas, and being fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD said easement unto said TRAVIS COUNTY, its successors and assigns; and I hereby do WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said TRAVIS COUNTY; its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND this 29 day of April, A. D. 1969.

R. T. Hernlund  
R. T. HERNLUND

THE STATE OF TEXAS )  
                          )  
COUNTY OF TRAVIS )

Before me, the undersigned authority, on this day personally appeared R. T. HERNLUND, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of April, A. D. 1969.

[Signature]  
(NOTARY SEAL)

[Signature]  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

INDEXED RECORDS  
Travis County, Texas

3651 890

FIELD NOTES OF A SURVEY OF 1.86 ACRES OF LAND, BEING A PORTION  
OF THE WALKER WILSON SURVEY # 2 IN TRAVIS COUNTY, TEXAS, AND BEING  
OUT OF A 60.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FROM JACK  
GAREY TO R. T. HERNLUND, AS RECORDED IN VOLUME 3122, PAGE 2066,  
TRAVIS COUNTY DEED RECORDS, AS SURVEYED FOR R. T. HERNLUND BY  
FORREST B. SCOTT, REGISTERED PUBLIC SURVEYOR, AUSTIN, TEXAS.

16-0417

BEGINNING at an iron stake in the west line of the Old Manchaca  
Road, same being the east line of a 60.00 acre tract of land as  
described in a deed from Jack Garey to R. T. Hernalund, as recorded  
in Volume 3122, Page 2066, Travis County Deed Records, and from said  
beginning iron stake an iron stake found for the northeast corner  
of the said R. T. Hernalund 60.00 acre tract bears  $N 1^{\circ} 00' W$ ,  
855.68 feet;

THENCE  $N 80^{\circ} 30' W$ , 702.62 feet to an iron stake at point of  
curve;

THENCE with a curve to the right, an arc distance of 239.52  
feet, said curve having a radius of 746.78 feet, and a chord of which  
runs  $N 71^{\circ} 18' W$ , 238.79 feet to an iron stake at point of tangency;

THENCE  $N 62^{\circ} 05' W$ , 161.36 feet to an iron stake at point of  
curve;

THENCE with a curve to the left, an arc distance of 106.34 feet,  
said curve having a radius of 380.02 feet, and a chord of which runs  
 $N 70^{\circ} 07' W$ , 106.00 feet to an iron stake at point of tangency;

THENCE  $N 78^{\circ} 08' W$ , 293.02 feet to an iron stake at point of  
curve;

THENCE with a curve to the right, an arc distance of 27.93 feet,  
said curve having a radius of 31.11 feet and a chord of which runs  
 $N 52^{\circ} 25' W$ , 27.00 feet to an iron stake at point of reverse curve;

THENCE with a curve to the left, an arc distance of 89.64 feet,  
said curve having a radius of 50.00 feet and a chord of which runs  
 $N 55^{\circ} 45' W$ , 78.11 feet to an iron stake at point of tangency;

THENCE  $N 78^{\circ} 08' W$ , 3.31 feet to an iron stake in the west line  
of the aforesaid R. T. Hernalund 60.00 acre tract;

THENCE with the west line of the said R. T. Hernlund 60.00 acre tract, S 00° 07' E, 61.25 feet to an iron stake at point of curve;

THENCE with a curve to the left, an arc distance of 77.40 feet, said curve having a radius of 50.00 feet, and a chord of which runs S 76° 31' E, 69.90 feet to an iron stake at point of reverse curve;

THENCE with a curve to the right, an arc distance of 27.95 feet, said curve having a radius of 31.11 feet and a chord of which runs N 76° 09' E, 27.00 feet to an iron stake at point of tangency;

THENCE S 78° 08' E, 298.00 feet to an iron stake at point of curve;

THENCE with a curve to the right, an arc distance of 92.35 feet, said curve having a radius of 330.02 feet, and a chord of which runs S 70° 07' E, 92.05 feet to an iron stake at point of tangency;

THENCE S 62° 05' E, 161.36 feet to an iron stake at point of curve;

THENCE with a curve to the left, an arc distance of 255.88 feet, said curve having a radius of 796.78 feet, and a chord of which runs S 71° 18' E, 254.78 feet to an iron stake at point of tangency;

THENCE S 80° 30' E, 711.74 feet to an iron stake in the west line of the Old Manchaca Road, same being the east line of the said R. T. Hernlund 60.00 acre tract;

THENCE with the west line of the Old Manchaca Road, same being the east line of the said R. T. Hernlund 60.00 acre tract, N 1° 00' W, 50.60 feet to the place of the beginning, containing 1.86 acres of land.

The foregoing description is a 50.00 foot roadway.

P. B. 3, P. 10

Plan 1059

Surveyed July 12, 1966

BY:

FORREST B. SCOTT

Reg. Public Surveyor # 399



SEAL OF TEXAS  
I hereby certify that this instrument was filed with me at the place charged herein by me, and was duly recorded, in the books and pages of the record books of Tarrant County, Texas, as charged herein by me, as

MAY 1 1969



Emilie Lumberg  
COUNTY CLERK  
TARRANT COUNTY, TEXAS

3651

862

FILED FOR RECORD  
APR 30 1969

MISS EMILIE LUMBERG  
COUNTY CLERK, TARRANT COUNTY, TEXAS

16-0418

October 12, 2011

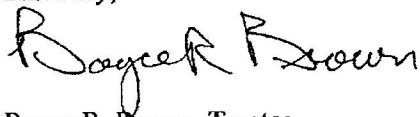
Mr. Chris Blackburn  
Waterloo Development, Inc.  
P.O. Box 27335  
Austin, Texas 78755

Re: Vacation of Right-of-Way Request - .029 acres of land on Lynnbrook Drive,  
Austin, Travis County, Texas, 78748

Dear Mr. Blackburn:

Please accept this letter as notice that I do not object to the proposed Vacation of .029  
Acres of Right of Way on Lynnbrook Drive, located adjacent to my property, as shown  
on the accompanying exhibit and metes and bounds description.

Sincerely,

A handwritten signature in black ink that reads "Boyce R. Brown". The signature is written in a cursive style with a large initial "B".

Boyce R. Brown, Trustee  
Boyce R. Brown, Attorney at Law  
A Law Corporation Profit Sharing Plan



**TRANSPORTATION AND NATURAL RESOURCES**

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street  
Executive Office Building  
PO Box 1748  
Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

**EASEMENT REQUIREMENT STATEMENT FOR VACATION OF RIGHT-OF-WAY**  
**ROW VACATION (ETJ) Item #6**

An application is being made to Travis County for the vacation of right-of-way in your extraterritorial jurisdiction (ETJ) at The Reserve at Lynnbrook (address) located on the 2300 Block of Lynnbrook Drive (legal description) and as described on the enclosed drawing or document. An action of the Commissioners' Court of Travis County is pending your return of this statement; your prompt reply is requested.

**STATEMENT**

We do not need the easement on the property described above for ~~transportation~~ <sup>gas utility</sup> purposes. CML

We do have a need for an easement on the property as described above. A description of the required easement is attached.

*Chris Landgraf*  
Signature  
Chris Landgraf  
Printed Name  
Engineer III (PE)  
Title  
Texas Gas Service  
City of utility  
9/28/2011  
Date

Please return this completed form to:

Stephen R. Delgado  
Name  
5000 Bee Caves Rd. Ste. 206  
Address  
Austin, TX 78746  
City/State/Zip  
(512) 904-0509  
Fax





TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

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Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

**EASEMENT REQUIREMENT STATEMENT FOR VACATION OF RIGHT-OF-WAY**  
**ROW VACATION (ETJ) Item #6**

An application is being made to Travis County for the vacation of right-of-way in your extraterritorial jurisdiction (ETJ) at The Reserve at Lynnbrook (address) located on the 2300 Block of Lynnbrook Drive (legal description) and as described on the enclosed drawing or document. An action of the Commissioners' Court of Travis County is pending your return of this statement; your prompt reply is requested.

**STATEMENT**

- We do not need the easement on the property described above for transportation purposes.
- We do have a need for an easement on the property as described above. A description of the required easement is attached.

  
Signature

Sonny Poole

Printed Name  
Manager Public Involvement

Title  
Austin, Texas 78704

City of  
October 7, 2011

Date

Please return this completed form to:

Stephen R. Delgado

Name

5000 Bee Caves Rd. Ste. 206

Address

Austin, TX 78746

City/State/Zip

(512) 904-0509

Fax



**TRANSPORTATION AND NATURAL RESOURCES**

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Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

**EASEMENT REQUIREMENT STATEMENT FOR VACATION OF RIGHT-OF-WAY**  
**ROW VACATION (ETJ) Item #6**

An application is being made to Travis County for the vacation of right-of-way in your extraterritorial jurisdiction (ETJ) at The Reserve at Lynnbrook (address) located on the 2300 Block of Lynnbrook Drive (legal description) and as described on the enclosed drawing or document. An action of the Commissioners' Court of Travis County is pending your return of this statement; your prompt reply is requested.

**STATEMENT**

- We do not need the easement on the property described above for transportation purposes.
- We do have a need for an easement on the property as described above. A description of the required easement is attached.

John O'Leary  
Signature  
JOHN O'LEARY  
Printed Name  
CONTRACT ENGINEER  
Title  
  
City of \_\_\_\_\_  
10-18-11  
Date

Please return this completed form to:

Stephen R. Delgado  
Name  
5000 Bee Caves Rd. Ste. 206  
Address  
Austin, TX 78746  
City/State/Zip  
(512) 904-0509  
Fax



**TRANSPORTATION AND NATURAL RESOURCES**

STEVEN M. MANILLA, P E , COUNTY EXECUTIVE

111 West 13th Street  
Executive Office Building  
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Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

**EASEMENT REQUIREMENT STATEMENT FOR VACATION OF RIGHT-OF-WAY**  
**ROW VACATION (ETJ) Item #6**

An application is being made to Travis County for the vacation of right-of-way in your extraterritorial jurisdiction (ETJ) at in the 2300 Block of Lynnbrook (address) and/or .029 Acres of Land out of the Walker Wilson Survey No. 2 (legal description) and as described on the enclosed drawing or document. An action of the Commissioners' Court of Travis County is pending your return of this statement; your prompt reply is requested.

**STATEMENT**

We do not need the easement on the property described above for transportation purposes.

We do have a need for an easement on the property as described above. A description of the required easement is attached.

*Laurie Schumpert*

Signature

Laurie Schumpert

Printed Name

Sr. Designer

Title

Time Warner Cable

City of Austin, TWC Central Div.

October 13, 2011

Date

Please return this completed form to:

Chris Blackburn

Name

P.O. Box 27335

Address

Austin, TX 78755

City/State/Zip

(512) 346-3482

Fax

chris@waterloodevelopment.com



## City of Austin

Founded by Congress, Republic of Texas, 1839  
Austin Water Utility  
625 E. 10<sup>th</sup> Street, Austin, TX. 78701

November 8, 2011

Mr. Chris Blackburn  
P.O. Box 27335  
Austin Texas 78755  
512-346-3482 (wk)  
512-346-6239 (fax)  
[chris@waterloodevelopment.com](mailto:chris@waterloodevelopment.com)

Re: Vacation of Right-Of-Way Request - .029 acre of land on Lynnbrook Drive

Dear Mr. Blackburn,

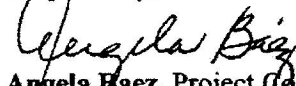
Austin Water Utility (AWU) staff has evaluated your proposed request for the vacation of the Right-Of Way associated with the property at the 2300 Block of Lynnbrook Drive and/or 0.029 acre of land out of The Walker Wilson Survey No.2, recorded in volume 3651, page 860 at the Travis County clerk's office.

An examination of existing AWU infrastructure plans indicate that we have no utilities located in the area shown by the survey sketch provided with your request.

In addition, the site was evaluated in respect to the current long term infrastructure planning needs and we found no existing utility conflicts or future plans for the section of right-of-way shown. For this reason, AWU approves the requested right-of-way vacation in terms of water and wastewater utilities.

If you have any questions regarding the response, please feel free to contact me at 512-972-0221.

Respectfully,

  
Angela Baez, Project Coordinator  
Austin Water Utility  
625 E. 10<sup>th</sup> Street  
Waller Creek Center, Suite 215  
Austin Texas 78701  
512-972-0221 (wk)  
512-972-0285 (fax)  
[angela.baez@austintexas.gov](mailto:angela.baez@austintexas.gov)

1 Attachment,  
Easement Requirement Statement

Xc: Kathi L. Flowers, P.E., Managing Engineer, Pipeline Engineering



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street  
Executive Office Building  
PO Box 1748  
Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4849

**EASEMENT REQUIREMENT STATEMENT FOR VACATION OF RIGHT-OF-WAY**  
ROW VACATION (ETJ) Item #6

An application is being made to Travis County for the vacation of right-of-way in your extraterritorial jurisdiction (ETJ) at in the 2300 Block of Lynnbrook (address) and/or .029 Acres of Land out of the Walker Wilson Survey No. 2 (legal description) and as described on the enclosed drawing or document. An action of the Commissioners' Court of Travis County is pending your return of this statement; your prompt reply is requested.

**STATEMENT**

- We do not need the ~~vacation~~ <sup>RIGHT-OF-WAY</sup> on the property described above for transportation purposes.
- We do have a need for an easement on the property as described above. A description of the required easement is attached.

*Angelica Diaz*  
Signature  
Angelica Diaz  
Printed Name  
Project Coordinator  
Title  
Austin  
City of  
NOVEMBER 8, 2011  
Date

Please return this completed form to:

Chris Blackburn  
Name  
P.O. Box 27335  
Address  
Austin, TX 78755  
City/State/Zip  
(512) 346-3482  
Fax  
chris@watercodevelopment.com



**TRANSPORTATION AND NATURAL RESOURCES**

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street  
Executive Office Building  
PO Box 1748  
Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

**EASEMENT REQUIREMENT STATEMENT FOR VACATION OF RIGHT-OF-WAY**  
**ROW VACATION (ETJ) Item #6**

An application is being made to Travis County for the vacation of right-of-way in your extraterritorial jurisdiction (ETJ) at in the 2300 Block of Lymbrook (address) and/or .029 Acres of Land out of the Walker Wilson Survey No. 2 (legal description) and as described on the enclosed drawing or document. An action of the Commissioners' Court of Travis County is pending your return of this statement; your prompt reply is requested.

**STATEMENT**

We do not need the easement on the property described above for transportation purposes.

We do have a need for an easement on the property as described above. A description of the required easement is attached.

Joe R. Almazan

Signature

JOE ALMAZAN

Printed Name

DEVELOPMENT SERVICES PROCESS

Title COORDINATOR

AUSTIN

City of

10/25/11

Date

Please return this completed form to:

Chris Blackburn

Name

P.O. Box 27335

Address

Austin, TX 78755

City/State/Zip

(512) 346-3482

Fax

chris@waterloodevelopment.com

RECEIVED

DEC 13 2011

TNR



**TRANSPORTATION AND NATURAL RESOURCES**

*Steven M. Marilla, P.E., County Executive*

*411 West 13th Street*

*Executive Office Building*

*P.O. Box 1748*

*Austin, Texas 78767*

*tel. 512-854-9383*

*fax 512-854-4649*

**AFFIDAVIT OF POSTING**

**TO: County Judge  
County Commissioners  
Travis County, Texas**

A Public Notice of Vacation to vacate a 0.029 acre section of Lynnbrook Drive Right-of-Way sign was posted on December 12, 2011, on the south side of the Lynnbrook Drive right-of-way just east of the northeast corner of Lot 114, Block A of the Bauerle Ranch subdivision at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

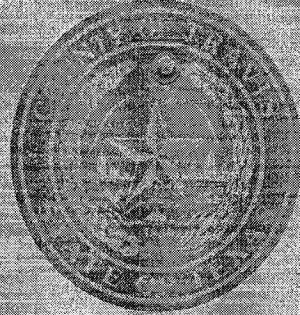
CERTIFIED THIS THE 12 DAY OF December, 2011.

SIGNATURE: Jaime Garcia  
NAME (PRINT): Jaime Garcia  
TITLE: TNR/R&B Supervisor

cc: Garcia (sign shop)

M:\PERMITS\Vacate\11ROW\LynnbrookDr\SignRequest-LynnbrookDr.doc





# NOTICE OF PUBLIC HEARING

JANUARY 3, 2012, AT 9:00 AM

RIGHT-OF-WAY EASEMENT VACATION

TO APPROVE THE VACATION OF A 0.029  
ACRE CUL-DE-SAC SECTION OF  
LYNNBROOK DRIVE LOCATED ALONG THE  
SOUTH RIGHT-OF-WAY LINE STARTING AT  
THE NORTHEAST CORNER OF LOT 114,  
BLOCK A OF BAUERLE RANCH AND GOING  
EAST-PRECINCT THREE

AT THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
314 WEST 11th STREET  
(FIRST FLOOR), AUSTIN

FOR MORE INFORMATION CALL 854-9383





WALKER WILSON SURVEY NO. 2,  
TRAVIS COUNTY, TEXAS  
JUNE 2011



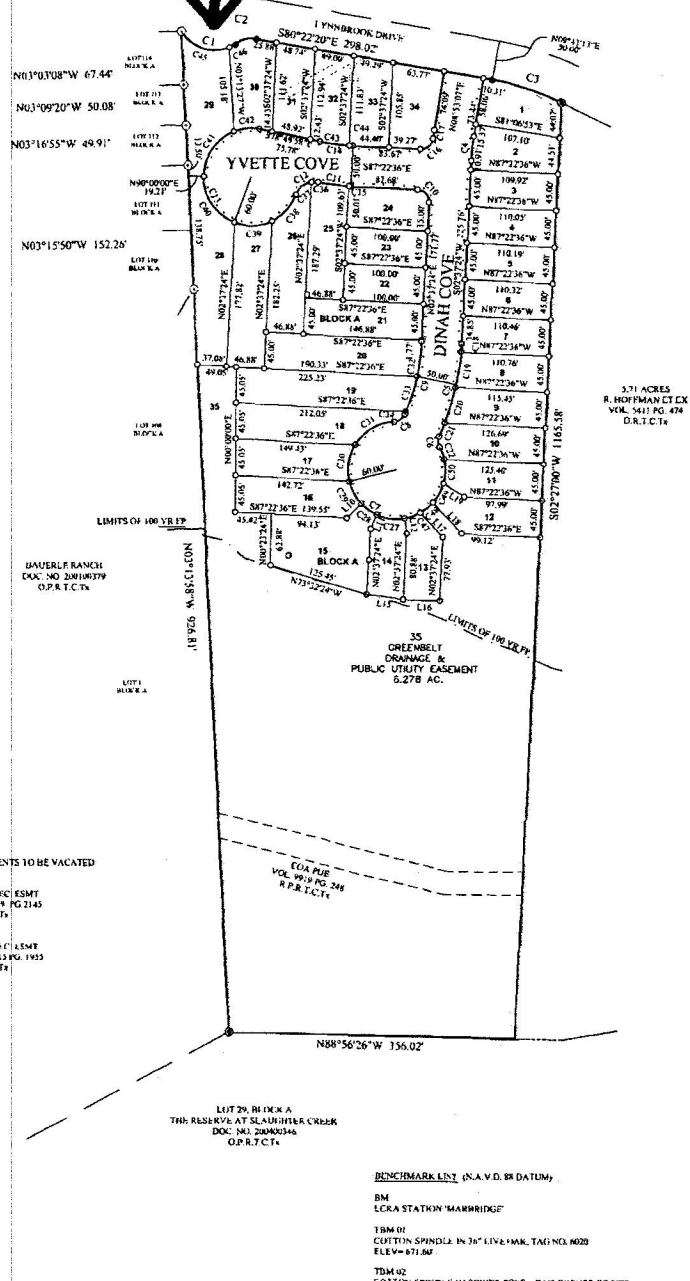
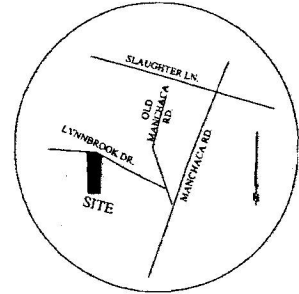
GRAPHIC SCALE  
1" = 100'

**Site**

LEGEND

- ▲ 60D NAIL FOUND
- 1/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD WITH DELTA CAP SET
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.A.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.A.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.A.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- SIDEWALK

LOCATION MAP  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S28°15'15"E	19.23
L2	S87°22'36"E	45.00
L3	S87°22'36"E	45.00
L4	S45°16'02"W	62.19
L5	N37°37'16"E	55.13
L6	S20°14'02"W	47.04
L7	S04°34'41"W	45.03
L8	S1°25'58"E	46.29
L9	S27°15'11"E	57.56
L10	N46°09'39"E	25.23
L11	N23°49'47"E	19.00
L12	N09°22'32"W	18.00
L13	N43°38'59"W	44.35
L14	S43°38'59"E	49.37
L15	S87°53'22"E	45.14
L16	S88°16'36"E	45.01
L17	N43°38'59"W	41.25
L18	S43°38'59"E	52.08
L19	N57°33'13"W	30.89

BOUNDARY CURVE DATA

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	50.00	78.13	70.42	S76°45'35"E	89°31'51"
C2	22.13	28.29	27.02	N74°08'57"E	59°44'28"
C3	330.02	62.22	91.92	S72°16'30"E	18°00'35"

ROW AND LOT CURVE DATA

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C4	275.00	30.06	30.04	S05°45'15"W	6°15'43"
C5	325.00	120.01	119.33	S13°12'06"W	21°09'24"
C6	15.00	19.88	13.21	S02°20'37"E	5°21'45"
C7	60.00	309.06	64.36	N65°54'11"W	285°07'42"
C8	15.00	16.89	16.01	N54°23'58"E	64°31'27"
C9	275.00	93.66	93.21	N12°22'48"E	15°30'49"
C10	15.00	23.56	21.21	N47°22'36"W	90°00'00"
C11	325.00	41.13	41.10	N85°45'06"W	7°12'01"
C12	25.00	34.30	31.67	S60°34'19"W	78°36'11"
C13	60.00	272.16	91.89	N28°46'52"W	259°53'50"
C14	275.00	41.61	40.97	S8°06'17"E	8°32'38"
C16	15.00	22.61	20.39	N49°49'03"E	83°38'42"
C17	325.00	10.63	10.63	N07°58'54"E	7°52'25"
C18	325.00	10.16	10.16	N03°31'07"E	1°47'26"
C19	325.00	45.27	45.23	N06°24'14"E	7°58'49"
C20	325.00	46.30	46.35	N16°28'59"E	17°44'58"
C21	325.00	18.20	18.19	N22°10'34"E	8°10'41"
C22	60.00	16.06	16.02	N20°41'52"W	15°20'22"
C23	60.00	46.43	45.28	N09°02'34"E	44°20'29"
C24	60.00	13.32	13.32	N37°35'18"E	17°44'58"
C25	60.00	20.26	20.18	N53°38'06"E	19°20'45"
C26	60.00	18.13	18.06	N71°57'58"E	17°19'00"
C27	60.00	34.77	34.29	S87°46'22"E	33°12'19"
C28	60.00	23.36	23.24	S55°08'17"E	17°44'58"
C29	60.00	31.54	31.28	S28°43'53"E	22°18'52"
C30	60.00	46.38	45.24	S08°31'28"W	30°12'55"
C31	60.00	58.62	56.33	S58°39'59"W	55°56'22"
C32	275.00	43.61	43.38	N07°08'43"E	9°07'39"
C33	275.00	46.41	46.35	N16°36'07"E	9°40'09"
C34	275.00	3.84	3.84	N21°44'12"E	0°49'01"
C35	325.00	2.32	2.32	S87°10'19"E	0°24'35"
C36	25.00	6.23	6.19	N89°33'14"W	16°51'17"
C37	25.00	26.07	24.80	S71°08'40"W	3°12'01"
C38	60.00	44.87	43.83	N42°41'41"E	42°50'55"
C39	60.00	48.39	47.08	N87°13'16"E	46°12'16"
C40	60.00	72.97	68.55	S34°50'18"E	69°40'36"
C41	60.00	71.65	67.33	S34°07'07"W	68°14'01"
C42	60.00	34.49	34.02	S84°42'02"W	32°25'01"
C43	275.00	36.49	36.46	S82°38'03"E	7°35'09"
C44	275.00	4.52	4.52	S86°54'22"E	0°56'29"
C45	50.00	63.69	64.16	S71°08'21"E	79°51'24"
C46	50.00	8.44	8.43	N63°18'44"E	9°40'28"
C47	60.00	20.73	20.63	N70°43'34"E	19°47'49"
C48	60.00	20.17	20.07	N51°11'56"E	19°15'28"
C49	60.00	22.32	22.09	N29°31'27"E	26°05'30"
C50	60.00	29.36	28.60	N01°10'30"E	28°36'22"

EASEMENTS TO BE VACATED

JOA  
COA PLAT ESMT  
VOL. 269 PG. 2145  
D.R.T.C.TX.

IOB  
COA PLAT ESMT  
VOL. 261 PG. 1935  
D.R.T.C.TX.

BENCHMARK LIST (N.A. V.D. BY DATUM)

BM  
LCRA STATION "MAMBRIDGE"

TBM 01  
CUTTING SPINDLE IN 76" LEVEL MARK, TAG NO. 6029  
ELEV = 671.86'

TBM 02  
CUTTING SPINDLE IN POWER POLE AT NE CORNER OF SITE.  
ELEV = 711.36'

HEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/1983

**Delta Survey Group Inc.**  
8213 Brodie Lane Ste. 102 Austin, TX, 78745  
office: (512) 282-5200 fax: (512) 282-5230

THE RESERVE AT LYNNBROOK

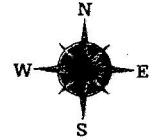
CASE #

SHEET  
3  
OF  
3

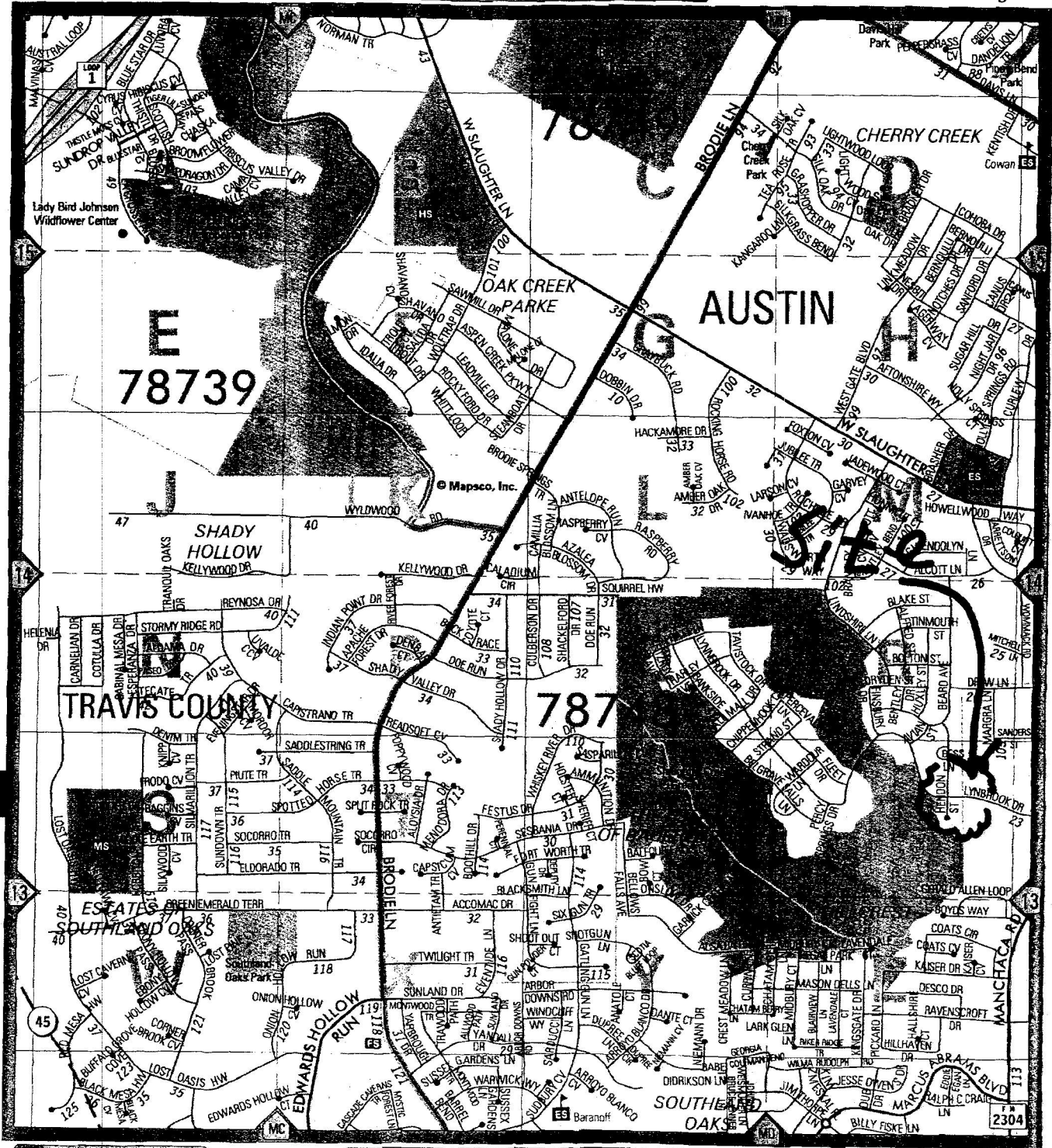


# Lynnbrook Dr. Row Vacation .029 Acres

672



CONTINUED ON MAP 671



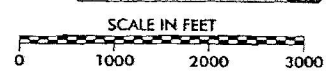
CONTINUED ON MAP 671

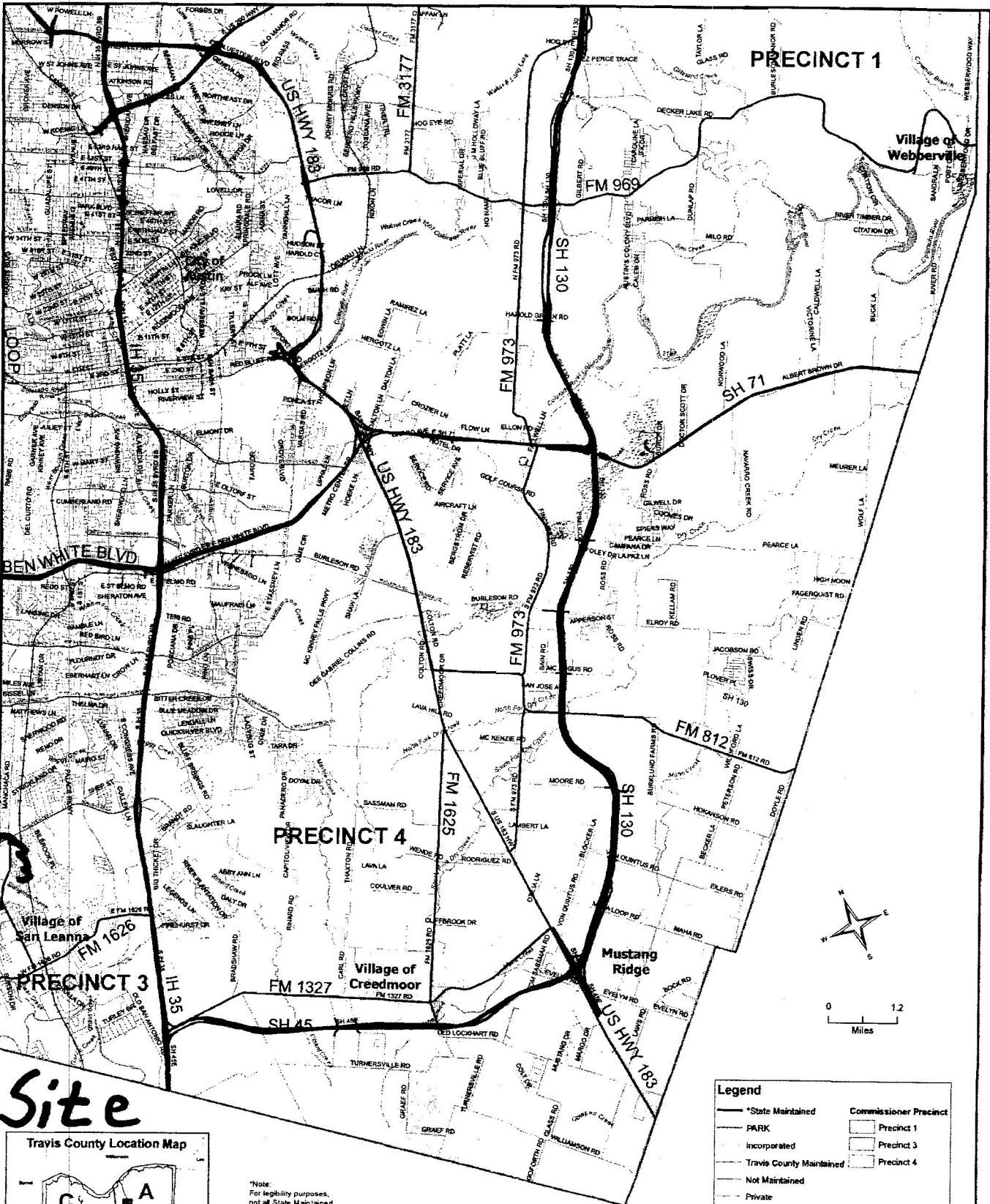
CONTINUED ON MAP 672

CONTINUED ON MAP 673



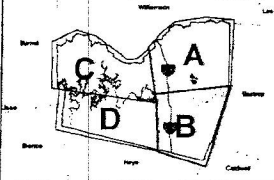
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**Site**

Travis County Location Map



\*Note: For legibility purposes, not all State Maintained roadways are shown in red.

Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011 Creeks- NHD '05, Parks - Travis County 2011, Commissioner Precincts-Travis County Voter Registrar 2002.

**Legend**

—*State Maintained	Commissioner Precinct
—PARK	□ Precinct 1
—Incorporated	□ Precinct 3
—Travis County Maintained	□ Precinct 4
—Not Maintained	
—Private	
—Rejection of Dedication	
—Undedicated, Private	
—Railroad	
—Travis County Park	
—Water Body	

Map Disclaimer: This map was created for the Travis County Road Maintenance to identify Travis County maintained roadways. The data is provided "as is" with no warranties of any kind.

# Travis County Roadways, Map B

Map Prepared by: Travis County, Dept. of Transportation & Natural Resources Date 8/9/2011